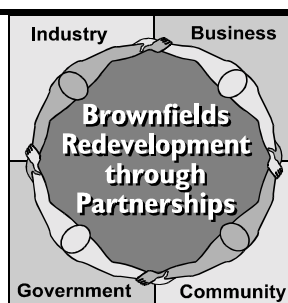


<p style="text-align: center;">City of Albany, New York</p> <p style="text-align: center;">Brownfields Assessment Demonstration Pilot</p> <p>U. S. EPA, Region 2 290 Broadway New York, NY</p> <p style="text-align: right;">September 2001</p>	
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Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In September 1999, the U.S. Environmental Protection Agency (EPA) selected the City of Albany, New York, as a Brownfields Assessment Demonstration Pilot. Albany has a population of under 100,000 and is located along the Hudson River. Albany also has 175 to 250 brownfields and is an ideal location for commercial and industrial business with interstate, rail, river, and port access nearby.

The Pilot targets some of the City's old industrial neighborhoods such as North Albany, Arbor Hill, West Hill, Sheridan Hollow, and the South End including the Port of Albany, where brownfields contribute to the economic blight that plagues the area. The target area covers more than 4.8 square miles along the Hudson River, which is a designated American Heritage River.

The Pilot's objective is to spur economic development and job creation within the target areas by establishing a sustainable, community-based brownfields redevelopment program that creates a comprehensive inventory of contaminated sites and performs environmental assessments. The City anticipates that these activities will facilitate private sector cleanup and redevelopment of Pilot-targeted sites and other brownfields. Additionally, Pilot activities will help to mitigate potential health and environmental threats as sites are assessed and cleaned up.

II. Brownfields Pilot Progress

Implementation Strategy

Activities planned as part of this Pilot include:

- Compiling a geographic information system (GIS) database of inventoried brownfields within the Enterprise Community (EC) and state Empire Zone (EZ) communities
- Developing an Enterprise Community Steering Committee to address brownfields issues

- Performing Phase I and Phase II environmental assessments of priority brownfields within the target area
- Conducting community outreach to help guide Pilot activities and educate local residents about site assessments, cleanup, and redevelopment

The cooperative partners involved in the City of Albany Brownfield Redevelopment Project include representatives from the Albany Community Development Agency (ACDA), City of Albany Industrial Development Authority, County of Albany, Albany Delegation of the Enterprise Community, NYS Department of Environmental Conservation (DEC), Port of Albany, and Albany-Colonie Regional Chamber of Commerce. The ACDA is the lead agency for the Pilot.

Both the Albany Local Development Corporation (ALDC) and the Albany County Partnership operate revolving loan funds, which offer financing at below market rate interest, that could be utilized to encourage developers and property owners to undertake clean-up efforts as part of a site's overall redevelopment project. Where publically owned sites are involved, state Bond Act moneys can be used for remediation costs up to 75 percent.

Community Involvement

The Enterprise Community Steering Committee was created and is composed of neighborhood representatives, social service agencies, and local governments. The steering committee plays a role in the prioritization of sites for environmental assessment and development as well as promoting the types of businesses that would best serve the needs of the community.

The Pilot has participated in a local radio program to raise community awareness of the cooperative agreement between the city and EPA. The Pilot also held a presentation at the Citizen's Leadership College to educate Albany residents about the brownfields program.

Malcolm Pirnie, a contractor for the City of Albany, is preparing a Community Involvement Plan.

III. Brownfield Site Activities

Site Inventory-

It is estimated that the City of Albany has 150 to 175 brownfield sites. Publically owned or properties subject to tax foreclosures will be the initial focus of the Pilot. A GIS database of inventoried brownfields will be compiled.

Site Selection-

Pilot sites will be selected after discussions with various stakeholder groups. Sites will be selected based on their overall redevelopment potential including market viability, location, proximity to infrastructure, and existing commercial development.

Site Assessment and Reuse Planning -

Phase I assessments will be performed at selected sites.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Areas: 175

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 150

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites, a state list of no-further actions sites, etc.

Properties Reported to be Targeted by Pilot: 4

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is “targeting”, or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for Cleanup

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

VI. Current Activities

The Pilot is selecting target sites for assessment activities. The Steering Committee had its first meeting at the end of July. A Community Involvement Plan is being developed.

VII. Contact Information

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For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>

Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>